

# **EXHIBIT A**

EXHIBIT A-1

(Legal Description)

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

AREA "A"

PARCEL 1: (SUMMA PARCEL 26) (QUAD II) (4211-16-5)

THAT PORTION OF THE RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT TWO (2) OF TRACT NO. 25165, AS SHOWN ON MAP RECORDED IN BOOK 674, PAGES 30, ET SEQ. OF MAPS RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT NO. 25165, SOUTH 62 DEGREES 01' 26" WEST, 1921.44 FEET, SOUTH 62 DEGREES 02' 50" WEST, 1117.91 FEET, SOUTH 31 DEGREES 01' 18" WEST, 291.35 FEET, SOUTH 1309.16 FEET AND SOUTH 34 DEGREES 08' 33" EAST, 490.00 FEET TO THE NORTHWESTERLY LINE OF THE 380 FOOT WIDE BALLONA CREEK FLOOD CONTROL CHANNEL, AS DESCRIBED IN DECREE OF CONDEMNATION RECORDED IN BOOK 16382, PAGE 191, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 55 DEGREES 51' 27" EAST, 3951.72 FEET TO A POINT IN THE WESTERLY LINE OF CULVER BOULEVARD AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 16371, PAGE 72 OFFICIAL RECORDS OF SAID COUNTY, A RADIAL LINE OF THE CURVE IN SAID WESTERLY LINE BEARS NORTH 81 DEGREES 06' 41" WEST, TO SAID LAST MENTIONED POINT; THENCE NORTHERLY ALONG SAID WESTERLY LINE ON A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 900 FEET, A DISTANCE OF 394.80 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE AND ALONG THE NORTHWESTERLY LINE OF SAID CULVER BOULEVARD, NORTH 34 DEGREES 01' 21" EAST, 40.18 FEET TO THE SOUTHWESTERLY LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 17, 1932, AS INSTRUMENT NO. 597, IN BOOK 11722 PAGE 329, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 55 DEGREES 58' 39" WEST, 60.00 FEET TO THE NORTHWESTERLY LINE OF SAID 60 FOOT STRIP; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 34 DEGREES 01' 21" EAST, 27.75 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LINCOLN BOULEVARD, 100 FEET WIDE, A RADIAL LINE OF THE CURVE IN SAID SOUTHWESTERLY LINE BEARS NORTH 49 DEGREES 02' 43" EAST, TO SAID POINT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1950 FEET, A DISTANCE OF 348.54 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID LINCOLN

EXHIBIT A-1 (CONTINUED)

(Legal Description)

BOULEVARD, NORTH 51 DEGREES 11' 44" WEST, 759.57 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN A STRIP OF LAND, TEN (10) FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY BOUNDARY OF LOT TWO (2), TRACT NO. 25165, AS SHOWN ON MAP RECORDED IN BOOK 674, PAGE 30 TO 34, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED IN DEED TO STATE OF CALIFORNIA, FOR LINCOLN BOULEVARD, RECORDED OCTOBER 26, 1931, AS INSTRUMENT NO. 516, IN BOOK 11130, PAGE 339, OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 51 DEGREES 15' 30" EAST, ALONG SAID LINCOLN BOULEVARD 550.00 FEET.

THE SOUTHEASTERLY LINE OF SAID TEN (10) FOOT STRIP OF LAND SHALL BE PROLONGED AT THE BEGINNING THEREOF SO AS TO TERMINATE IN SAID SOUTHEASTERLY LINE.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR RECOVERABLE FROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO JOSEPH PIERSON, RECORDED JULY 26, 1940 IN BOOK 17715, PAGE 91, OFFICIAL RECORDS, AS INSTRUMENT NO. 11; THENCE SOUTH 27 DEGREES 53' 30" EAST, 1000 FEET TO THE MOST EASTERLY CORNER OF SAID LAND OF PIERSON; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAND, SOUTH 62 DEGREES 06' 30" WEST, 676.43 FEET TO A POINT DISTANT NORTH 62 DEGREES 06' 30" WEST, 323.57 FEET FROM THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID DEED TO PIERSON; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF DEL REY BEACH, AS SHOWN ON MAP RECORDED IN BOOK 6, PAGE 186 OF MAPS, RECORDS OF SAID COUNTY, TO THE SOUTHEASTERLY LINE OF THE LAND HEREINABOVE DESCRIBED.

INSTRUMENTS EXECUTED BY ARNOLD D. HASKELL, EUGENE P. CLARK, J. H. RISENHEBERGER, PAUL NOURSE AND UNION OIL COMPANY OF CALIFORNIA, WHEREBY THEY WAIVE ANY RIGHTS THAT THEY MAY HAVE TO ERECT OR CONSTRUCT UPON SURFACE OF:

THAT PART OF THE RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST LINE OF THE 42.24 ACRE

EXHIBIT A-1 (CONTINUED)

(Legal Description)

TRACT OF LAND ALLOTTED TO GREGORIA TALAMANTES BY THE FINAL DECREE OF PARTITION OF SAID RANCHO LA BALLONA HAD IN CASE NO. 965 OF THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, WHICH POINT LIES SOUTH 62 DEGREES 06' 30" WEST, 1249.73 FEET, MEASURED ALONG SAID NORTHWEST LINE FROM A TWO-INCH IRON PIPE SET IN CONCRETE AT THE MOST SOUTHERLY CORNER OF LOT SEVEN (7) OF PRADERA TRACT, AS SAID TRACT IS DELINEATED UPON A MAP RECORDED IN BOOK 16, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE WEST CORNER OF A 22.96 ACRE PARCEL OF LAND DEEDED BY DEL REY COMPANY TO JOSEPH PIERSON, AS PER DEED RECORDED IN BOOK 17715, PAGE 91, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 62 DEGREES 06' 30" WEST, 1006.37 FEET ALONG SAID NORTHWEST LINE OF 42.24 ACRE TRACT TO A FOUR-INCH STAKE; THENCE SOUTH 27 DEGREES 53' 30" EAST, 700 FEET NORMAL TO THE LAST MENTIONED COURSE TO A FOUR-INCH STAKE; THENCE NORTH 62 DEGREES 06' 30" EAST, 581.37 FEET PARALLEL TO SAID NORTHWEST LINE OF THE 42.24 ACRE TRACT, TO A FOUR-INCH STAKE; THENCE NORTH 27 DEGREES 53' 30" WEST, 50 FEET NORMAL TO THE LAST MENTIONED COURSE TO A FOUR-INCH BY FOUR-INCH STAKE; THENCE NORTH 62 DEGREES 06' 30" EAST, 150 FEET PARALLEL TO SAID NORTHWEST LINE OF THE 42.24 ACRE TRACT, TO A FOUR-INCH BY FOUR-INCH STAKE; THENCE SOUTH 27 DEGREES 53' 30" EAST, 50 FEET NORMAL TO THE LAST MENTIONED COURSE TO A FOUR-INCH BY FOUR-INCH STAKE; THENCE NORTH 62 DEGREES 06' 30" EAST, 275 FEET PARALLEL TO SAID NORTHWEST LINE OF THE 42.24 ACRE TRACT, TO A FOUR-INCH STAKE IN THE SOUTHWEST LINE OF SAID 22.96 ACRE PARCEL OF LAND DEEDED TO JOSEPH PIERSON; THENCE NORTH 27 DEGREES 35' 30" WEST, 700 FEET NORMAL TO SAID NORTHWESTERLY LINE OF THE 42.24 ACRE TRACT TO THE POINT OF BEGINNING MARKED BY A FOUR-INCH BY FOUR-INCH STAKE, ANY OIL WELL RIG OR OTHER STRUCTURE OF ANY NATURE OR KIND, BUT DO NOT WAIVE, BUT EXPRESSLY RESERVE RIGHT TO REMOVE FROM, OR FROM UNDER SAID REAL PROPERTY ANY MINERAL, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES CONTAINED IN, OR WHICH IS OR MAY BE UNDER SAME, BY MEANS OF ANY WELL OR OTHER STRUCTURE ERECTED UPON REAL PROPERTY OTHER THAN THE PROPERTY DESCRIBED IN PARCEL 2 AND TO PROJECT ANY WELLS, THE DRILLING OF WHICH IS COMMENCED OUTSIDE OF THE BOUNDARIES OF SAID PARCEL 1, UNDER SAID REAL PROPERTY FOR PURPOSE OF REMOVING SAID OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, RECORDED IN BOOK 19794, PAGE 69; IN BOOK 19797, PAGE 54; IN BOOK 19802, PAGE 55 AND IN BOOK 19761, PAGE 213, OFFICIAL RECORDS.

PARCEL 2: (QUAD II) (4211-15-7)

THAT PORTION OF THE RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE

EXHIBIT A-1 (CONTINUED)

(Legal Description)

380 FEET STRIP OF LAND DESCRIBED IN THE DECREE OF CONDEMNATION TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 16382 PAGE 191, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF ROOSEVELT HIGHWAY, NOW LINCOLN BOULEVARD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE ON A CURVE TO THE LEFT 137.23 FEET, TO THE SOUTHEASTERLY LINE OF CULVER BOULEVARD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 16371 PAGE 72, OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 261.05 FEET, TO THE NORTHWESTERLY LINE SAID 380 FOOT STRIP; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 55 DEGREES 51' 27" EAST, 220.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR RECOVERABLE FROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO JOSEPH PIERSON, RECORDED JULY 26, 1940, AS INSTRUMENT NO. 11, IN BOOK 17715 PAGE 91, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 27 DEGREES 53' 30" EAST, 1000 FEET TO THE MOST EASTERLY CORNER OF SAID LAND OF PIERSON; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAND, SOUTH 62 DEGREES 06' 30" WEST, 676.43 FEET TO A POINT DISTANT NORTH 62 DEGREES 06' 30" EAST, 323.57 FEET FROM THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID DEED TO PIERSON; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF DEL REY BEACH, AS SHOWN ON MAP RECORDED IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF SAID COUNTY, TO THE SOUTHEASTERLY LINE OF THE LAND HEREINBEFORE DESCRIBED.



**EXHIBIT A-2**

**(Legal Description)**

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

**AREA B RESIDENTIAL**

THAT PORTION OF THE RANCHO LA BALLONA, IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOUNDED AS FOLLOWS:

NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF ROOSEVELT HIGHWAY, 100 FEET WIDE, PER BOOK 7188, PAGE 367, OFFICIAL RECORDS OF SAID COUNTY;

NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF THE 380 FOOT STRIP OF LAND DESCRIBED IN THE DECREE OR CONDEMNATION TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 16332 PAGE 191, OFFICIAL RECORDS OF SAID COUNTY;

SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID JEFFERSON BOULEVARD, FORMERLY PLAYA STREET, 33 FEET WIDE, AS SHOWN ON TOWNSITE OF PLAYA DEL REY, AS PER MAP RECORDED IN BOOK 107, PAGE 40, OF MISCELLANEOUS RECORDS OF SAID COUNTY;

SOUTHWESTERLY BY THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF JEFFERSON BOULEVARD, 100 FOOT WIDE, DISTANT THEREON SOUTH 61 DEGREES 14 MINUTES 57 SECONDS WEST 2,217.38 FEET FROM THE SOUTHERLY TERMINUS OF THE LINE SHOWN AS SOUTH 4 DEGREES 42 MINUTES 40 SECONDS WEST, 65.51 FEET OF THE LAND DESIGNATED AS PARCEL 2B IN LIS PENDENS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 5086, IN BOOK M-1969 PAGE 549, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 957.00 FEET; THENCE WESTERLY 569.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 05 MINUTES 44 SECONDS TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 32.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 53 MINUTES 53 SECONDS TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 850.00 FEET; THENCE NORTHERLY 259.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 37 SECONDS; THENCE NORTH 10 DEGREES 15 MINUTES 03 SECONDS WEST 284.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST

EXHIBIT A-2 (CONTINUED)

(Legal Description)

AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY 55.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 25 SECONDS TO THE NON-TANGENT SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16355, PAGE 127, OFFICIAL RECORDS, SAID LINE ALSO BEING THE WESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16382, PAGE 191, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF CULVER BOULEVARD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 16371 PAGE 72, OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPT THEREFROM THAT PORTION OF CULVER BOULEVARD, AS SHOWN AS AN UNNAMED ROAD ON THE MAP RECORDED IN BOOK 4049 PAGE 265 OF DEEDS, RECORDS OF SAID COUNTY;

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL 1-44 IN LIS PENDENS RECORDED JANUARY 13, 1970 AS INSTRUMENT NO. 1564, IN BOOK M3387 PAGE 860, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL 2B IN LIS PENDENS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 5086, IN BOOK M-1969 PAGE 549, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCELS 9-18 IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 22, 1977 AS INSTRUMENT NO. 77-413488, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING FROM PORTION OF THE ABOVE DESCRIBED LAND, ALL THE MINERAL RIGHTS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS RESERVED BY THE UNITED STATES OF AMERICA, BY DECREE ENTERED FEBRUARY 15, 1948 IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, CASE NO. 2454-B CIVIL, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 AS INSTRUMENT NO. 342, IN BOOK 29672, PAGE 52, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.





## **EXHIBIT A-3**

### **LEGAL DESCRIPTION OF BALLONA WETLANDS PARCEL**

Prior to the Close of Escrow the attached legal description will be modified to exclude from the Ballona Wetlands Parcel that approximately 15-acre fenced off parcel of real property located at the base of the Playa del Rey Bluffs on which Southern California Gas Company maintains and operates holding tanks and other equipment utilized by it in connection with the operation of its Del Rey Hills natural gas storage field.

**EXHIBIT A-3**

**(Legal Description)**

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

PORTION PARCEL 2: (QUAD III) (APN 4211-14-4 & 12 AND 4211-17-4)  
AREA B

THOSE PORTIONS OF THE RANCHO LA BALLONA AND THE RANCHO SAUSAL REDONDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY PROLONGATION THE EASTERLY LINE OF BLOCK 1 OF THE PLAYA DEL REY TOWNSITE, AS PER MAP RECORDED IN BOOK 2 PAGE 63 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT 13.5 FEET FROM THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE ALONG THE CENTER LINE OF THE 33 FOOT STRIP OF LAND WHICH WAS FORMERLY PLAYA STREET (NOW VACATED) ON A COURSE OF ABOUT NORTH 61 20" EAST, ABOUT 3860 FEET TO A POINT DISTANT 283.92 FEET EASTERLY FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF 60 FOOT STRIP OF LAND DESCRIBED IN DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED IN BOOK 3805 PAGE 107 OF DEEDS, AND BEING EASTERLY EXTREMITY OF THE PORTION OF PLAYA STREET, AS VACATED; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID 60 FOOT STRIP OF LAND, SOUTH 33 46' WEST, 36.06 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF SAID PLAYA STREET; THENCE ALONG THE SAME, NORTH 61 EAST, TO A POINT 25.502 CHAINS WESTERLY FROM THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE 80.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO R. J. NORTHAM, RECORDED IN BOOK 2091 PAGE 127 OF DEEDS; THENCE PARALLEL WITH THE WESTERLY LINE OF SAME, SOUTH 29 EAST, 20.02 CHAINS TO A POINT ESTABLISHED AS STATION 15 OF THE RANCHO LA BALLONA BY PROCEEDINGS HAD IN CASE NO. 20065 OF THE SUPERIOR COURT OF LOS ANGELES COUNTY; THENCE SOUTH 27 45' WEST, 337.85 FEET TO A POINT IN THE NORTHWESTERLY LINE OF BLOCK 71 OF M.L. WICKS ADDITION TO TOWN OF PORT BALLONA, AS PER MAP RECORDED IN BOOK 23 PAGE 33 ET SEQ. OF MISCELLANEOUS RECORDS; THENCE SOUTH 60 45' WEST, 1386 FEET TO A POINT IN THE NORTHERLY LINE OF BLOCK 60 OF THE TOWN OF PORT BALLONA AND DESIGNATED AS STATION 17 ON MAP THEREOF, RECORDED IN BOOK 16 PAGE 47 ET SEQ. OF MISCELLANEOUS RECORDS; THENCE SOUTH 82 30' WEST, 462 FEET TO STATION 18; THENCE SOUTH 52 DEGREES WEST, 990 FEET TO STATION 19; THENCE SOUTH 82 WEST, 660 FEET TO STATION 20-B; THENCE

EXHIBIT A-3 (CONTINUED)

(Legal Description)

SOUTH 60 45' WEST, 528 FEET TO STATION 21, SHOWN ON SAID LAST MENTIONED MAP; THENCE ALONG THE NORTHEASTERLY LINE OF NICHOLSON STRET, SHOWN ON MAP OF PLAYA DEL REY TOWNSITE, RECORDED IN BOOK 2 PAGE 63 ET SEQ., OF MAPS, NORTH 44 11' WEST, 297.93 FEET TO THE NORTH EXTREMITY THEREOF; THENCE ALONG THE NORTHWESTERLY LINE OF SAID TOWNSITE, SOUTH 45 49' WEST, TO THE NORTHEASTERLY LINE OF BLOCK "E" OF SAID TOWNSITE; THENCE ALONG SAID LAST MENTIONED LINE, NORTH 44 11' WEST, 61.35 FEET TO THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE NORTH 51 40' WEST, 119.03 FEET TO THE MOST EASTERLY CORNER OF BLOCK 2 OF SAID TOWNSITE; THENCE ALONG THE EASTERLY LINE OF BLOCK 1 AND 2 AND THE PROLONGATION THEREOF; NORTH 27 30' WEST, 1178.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A PORTION OF SAID LAND IS ALSO SHOWN AS LOT 22, IN BLOCK 27 OF THE TOWN OF PORT BALLONA, IN SAID COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 16 PAGE 47 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY AND A PORTION OF FOURTH AVENUE, VACATED AS SHOWN ON SAID MAP OF THE TOWN OF PORT BALLONA.

EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE STRIP OF LAND CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 4049 PAGE 262 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN A STRIP OF LAND 15 FEET WIDE, AS DESCRIBED IN BOOK 4243 PAGE 133, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL 1-45 IN LIS PENDENS RECORDED ON JANUARY 13, 1970 AS INSTRUMENT NO. 1564, IN BOOK M-3387 PAGE 860, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THOSE PORTIONS OF SAID LAND DESIGNATED AS PARCELS 9-18 AND 9-19 IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 22, 1977 AS INSTRUMENT NO. 77-413488, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THOSE PORTIONS OF SAID LAND DESIGNATED AS PARCELS 7-16, 7-17 AND 7-20 IN DECREE OF CONDEMNATION RECORDED APRIL 22, 1977 AS INSTRUMENT NO. 77-413489, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE FOLLOWING PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PLAYA STREET AND THE WESTERLY LINE OF ROOSEVELT HIGHWAY AS DESCRIBED IN THE DEED RECORDED IN BOOK 7448, PAGE 77, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

THENCE ALONG SAID SOUTHEASTERLY LINE OF PLAYA STREET SOUTH 61 14' 57" WEST 48.91 FEET; THENCE SOUTH 28 45' 03" EAST 33.50 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 5662, PAGE 124 OF OFFICIAL RECORDS OF SAID COUNTY, SAID LINE BEING THE SOUTHEASTERLY LINE OF JEFFERSON BOULEVARD, 100.00 FEET WIDE, AS IT NOW EXISTS; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 61 14' 56" WEST 1539.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 16 19' 09" WEST 8.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHERLY 6.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73 08' 41" TO THE BEGINNING OF A TANGENT LINE; THENCE ALONG SAID LINE SOUTH 56 49' 32" EAST 22.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY 12.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 49' 02" TO THE BEGINNING OF A TANGENT LINE; THENCE SOUTH 32 00' 30" EAST 89.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 99.00 FEET; THENCE SOUTHEASTERLY 11.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6 33' 09" TO THE BEGINNING OF A TANGENT LINE; THENCE SOUTH 25 27' 21" EAST 145.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEASTERLY 57.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 43' 26" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 235.00 FEET THROUGH WHICH A RADIAL LINE BEARS SOUTH 49 56' 17" WEST; THENCE SOUTHEASTERLY 150.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 48' 36" TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 160.00 FEET; THENCE EASTERLY 57.55 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 36' 35" TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY 66.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 02' 19" TO A LINE PARALLEL WITH THE WESTERLY LINE OF THE 80.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO R. J. NORTHAM, RECORDED IN BOOK 2091 PAGE 127 OF DEEDS, RECORDS OF SAID COUNTY, AND WHICH PASSES THROUGH STATION 15 OF SAID RANCHO, AS ESTABLISHED BY THE PROCEEDINGS IN CASE NO. 20065, LOS ANGELES COUNTY SUPERIOR COURT; THENCE ALONG SAID PARALLEL LINE, NORTH 28 45' 47" WEST 519.43 FEET TO SAID SOUTHEASTERLY LINE OF JEFFERSON BOULEVARD, 100.00 FEET WIDE THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 61 14' 56" WEST 194.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

PORTION PARCEL 3: (QUAD III) (APN 4211-15-2,6) AREA B

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

THAT PORTION OF THE RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF JEFFERSON BOULEVARD, WITH THE SOUTHWESTERLY LINE OF ROOSEVELT HIGHWAY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 28 34' 28" WEST, 1021.55 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE 380 FOOT STRIP OF LAND DESCRIBED IN THE DECREE OF CONDEMNATION TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 16382 PAGE 191, OFFICIAL RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 56 02' 32" WEST, 409.90 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF CULVER BOULEVARD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 16371 PAGE 72, OF OFFICIAL RECORDS; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY LINES OF CULVER BOULEVARD, AS DESCRIBED IN SAID LAST MENTIONED DEED TO AND ALONG THE SOUTHEASTERLY LINE OF CULVER BOULEVARD, SHOWN AS AN UNNAMED ROAD ON THE MAP RECORDED IN BOOK 4049 PAGE 265 OF DEEDS, RECORDS OF SAID COUNTY, TO THE NORTHWESTERLY LINE OF SAID JEFFERSON BOULEVARD; THENCE NORTH 61 25' 32" EAST, ALONG THE NORTHWESTERLY LINE OF SAID JEFFERSON BOULEVARD OF THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL 1-44 IN LIS PENDENS RECORDED JANUARY 13, 1970 AS INSTRUMENT NO. 1564, IN BOOK M-3387 PAGE 860, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL 2B IN LIS PENDENS, RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 5086 IN BOOK M-1969 PAGE 549, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO UNION OIL COMPANY OF CALIFORNIA, RECORDED MAY 29, 1945 IN BOOK 22063 PAGE 4, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION LYING EASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF JEFFERSON BOULEVARD, 100 FOOT WIDE, DISTANT THEREON SOUTH 61 14' 57" WEST, 2,217.38 FEET FROM THE SOUTHERLY TERMINUS OF THE LINE SHOWN AS SOUTH 4 42' 40" WEST, 65.51 FEET OF THE LAND DESIGNATED AS PARCEL 2B IN LIS PENDENS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 5086, IN BOOK M-1969 PAGE 549, OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A

### EXHIBIT A-3 (CONTINUED)

#### (Legal Description)

RADIUS OF 957.00 FEET; THENCE WESTERLY 569.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 05' 44" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 32.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 53' 53" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 850.00 FEET; THENCE NORTHERLY 259.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 29' 37"; THENCE NORTH 10° 15' 03" WEST 284.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY 55.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 16' 25" TO THE NON-TANGENT SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16355 PAGE 127, OFFICIAL RECORDS, SAID LINE ALSO BEING THE WESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16382 PAGE 191, OF OFFICIAL RECORDS.

ALSO EXCEPT ALL THE OIL OR MINERALS RIGHTS UNDERLYING SAID LAND, AS RESERVED BY PACIFIC ELECTRIC RAILWAY COMPANY, IN DEED RECORDED APRIL 3, 1946 IN BOOK 22930 PAGE 272, OFFICIAL RECORDS, FROM THOSE PORTION OF THE RAMONA S. DE MACHADO 341.85095 ACRE ALLOTMENT IN THE RANCHO LA BALLONA, AS SHOWN ON MAP FILED IN CASE NO. 2722, DISTRICT COURT AND RECORDED IN BOOK 3 PAGE 204 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A. THOSE CERTAIN PARCELS OF LAND DESCRIBED AS "FIRST", "SECOND" AND "THIRD", IN THE DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED AUGUST 4, 1926 IN BOOK 4680 PAGE 108, OFFICIAL RECORDS.

B. THAT PORTION OF A STRIP OF LAND, 100 FEET IN WIDTH, DESIGNATED AS "CLAUSE 9" IN THE DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED JULY 14, 1909 IN BOOK 3805 PAGE 107 OF DEEDS, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY 33 FEET, MEASURED RADially FROM THE NORTHWESTERLY LINE OF THE STRIP OF LAND, 60 FEET IN WIDTH, DESIGNATED AS "CLAUSE 1" IN SAID DEED TO LOS ANGELES PACIFIC COMPANY.

C. THAT PORTION OF THE STRIP OF LAND, 60 FEET IN WIDTH, PARTLY WITHIN THE CITY OF LOS ANGELES DESIGNATED AS "CLAUSE 1" IN SAID DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED JULY 14, 1909 IN BOOK 3805 PAGE 107 OF DEEDS, BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF CULVER BOULEVARD (FORMERLY MESMER AVENUE), AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 15, 1927 IN BOOK 7709 PAGE 148, OFFICIAL RECORDS AND BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 7 IN DECLARATION OF TAKING.

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

ALSO EXCEPT THEREFROM THE RIGHT TO ALL OIL, GAS AND OTHER HYDROCARBONS IN SAID LAND, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PERPETUALLY THE SUBSURFACE OIL AND/OR GAS FORMATIONS FOR INSPECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, BUT NOT EXCLUDING OR RESERVING, HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND OR ANY PART OR PORTIONS THEREOF, AS RESERVED BY THE UNITED STATES OF AMERICA AND ITS ASSIGNS BY DECREE ENTERED FEBRUARY 5, 1952, IN UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, CASE NO. 2454-B CIVIL, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 13, 1952, AS INSTRUMENT NO. 3526, IN BOOK 38244, PAGE 354, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM THE PORTION OF SAID PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PLAYA STREET, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS ON APRIL 10, 1905, WITH THE CENTER LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED IN BOOK 3805 PAGE 107 OF DEEDS; THENCE ALONG THE CENTER LINE OF PLAYA STREET, AS VACATED SOUTH 61 DEGREES 20 MINUTES WEST, 1890 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES EAST, 388 FEET; THENCE NORTH 61 DEGREES 20 MINUTES EAST 1890 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES EAST 388 FEET; THENCE NORTH 61 DEGREES 20 MINUTES EAST, 990 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES EAST, 635 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES WEST, 335 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES EAST 475 FEET, MORE OR LESS, TO THE SOUTH LINE OF RANCHO LA BALLONA; THENCE ALONG SAID RANCHO LINE, NORTH 82 DEGREES EAST, 90 FEET, MORE OR LESS, TO A POINT ESTABLISHED AS STATION 19 OF RANCHO LA BALLONA BY PROCEEDINGS HAD IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 20065; THENCE NORTH 52 DEGREES EAST, 990 FEET TO STATION 18; THENCE NORTH 82 DEGREES 30 MINUTES EAST, 462 FEET TO STATION 17; THENCE NORTH 60 DEGREES 45 MINUTES EAST, 1386 FEET TO STATION 16; THENCE NORTH 27 DEGREES 45 MINUTES EAST 150 FEET, THENCE NORTH 28 DEGREES 40 MINUTES WEST, 1080 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES WEST 235 FEET; THENCE NORTH 28 DEGREES 40 MINUTES WEST 155 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES WEST, 430 FEET; THENCE NORTH 28 DEGREES 40 MINUTES WEST, 163.5 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF PLAYA STREET, 33 FEET WIDE, (NOW JEFFERSON BOULEVARD); THENCE SOUTH 61 DEGREES 20 MINUTES WEST, ALONG SAID SOUTHEASTERLY LINE OF PLAYA STREET TO THE NORTHEASTERLY LINE OF THAT PORTION OF SAID PLAYA STREET, VACATED BY SAID ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINES OF SAID VACATED PORTION OF PLAYA STREET TO THE CENTER LINE OF SAID PLAYA STREET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF PLAYA STREET TO THE POINT OF BEGINNING.



**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF PARCEL 7, AS DESCRIBED IN THE DECLARATION OF TAKING, RECORDED NOVEMBER 4, 1942 IN BOOK 19608 PAGE 346, OFFICIAL RECORDS, ALL THE MINERAL RIGHTS AND ESTATE IN SAID LAND; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS EXCEPTED AND RESERVED TO THE UNITED STATES OF AMERICA, IN DECREE REVERTING TITLE ENTERED FEBRUARY 15, 1949 IN ACTION NO. 2454-B, CIVIL, UNITED STATES DISTRICT COURT, CENTRAL DIVISION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 IN BOOK 29672, PAGE 52, OFFICIAL RECORDS.

PARCEL III:

PORTION PARCEL 4: (QUAD III) (4211-17-3)

THAT PORTION OF SAID RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PLAYA STREET, WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF DEL REY BEACH, AS SHOWN ON MAP OF DEL REY BEACH, RECORDED IN BOOK 6 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE AND THE PROLONGATION THEREOF; NORTH 29 DEGREES 07 MINUTES 02 SECONDS WEST, 2843.71 FEET TO THE MOST NORTHERLY CORNER OF BLOCK 13 OF SAID DEL REY BEACH; THENCE ALONG THE LINE ESTABLISHED BY DEED BETWEEN G. W. COLTON AND A. R. FRASER, ET AL., RECORDED IN BOOK 2108 PAGE 13 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 62 DEGREES 46 MINUTES 07 SECONDS EAST, 63.43 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO A. R. FRASER, ET AL., RECORDED IN BOOK 2072 PAGE 134 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF THE ADDISON SANFORD 132.51 ACRE ALLOTMENT IN SAID RANCHO LA BALLONA AND ALONG THE NORTHWESTERLY LINE OF THE 42.24 ACRE TRACT OF LAND ALLOTTED TO GREGORIA TALAMANTES BY THE FINAL DECREE OF PARTITION OF SAID RANCHO LA BALLONA, HAD IN CASE NO. 965 OF THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT, OF THE STATE OF CALIFORNIA, NORTH 62 DEGREES 08 MINUTES 00 SECONDS EAST, 2238.24 FEET TO THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED BETWEEN LA BALLONA LAND AND DEVELOPMENT COMPANY AND JOSEPH PIERSON RECORDED IN BOOK 19795 PAGE 20, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 27 DEGREES 52 MINUTES

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

00 SECONDS EAST, 700 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED PARCEL OF LAND ALONG THE FOLLOWING COURSES AND DISTANCES; NORTH 62 DEGREES 08 MINUTES 00 SECONDS EAST 581.37 FEET, NORTH 27 DEGREES 52 MINUTES 00 SECONDS WEST, 50 FEET, NORTH 62 DEGREES 08 MINUTES 00 SECONDS EAST, 150 FEET, SOUTH 27 DEGREES 52 MINUTES 00 SECONDS EAST, 50 FEET, NORTH 62 DEGREES 08 MINUTES 00 SECONDS EAST 275 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED BETWEEN DEL REY COMPANY AND JOSEPH PIERSON, RECORDED IN BOOK 17715 PAGE 91, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT SOUTH 27 DEGREES 52 MINUTES 00 SECONDS EAST, 700 FEET FROM THE NORTHWEST CORNER OF SAID LAST MENTIONED PARCEL OF LAND; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 27 DEGREES 52 MINUTES 00 SECONDS EAST, 300 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED PARCEL OF LAND, NORTH 62 DEGREES 08 MINUTES 00 SECONDS EAST, 323.57 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF DEL REY BEACH, SOUTH 29 DEGREES 07 MINUTES 02 SECONDS EAST, 874.91 FEET TO THE CENTER LINE OF THE 380 FOOT STRIP OF LAND DESCRIBED IN THE DEED BETWEEN DEL REY COMPANY AND LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED IN BOOK 16355 PAGE 127, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID CENTER LINE, NORTH 55 DEGREES 56 MINUTES 35 SECONDS EAST, 885.31 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF DEL REY BEACH, SOUTH 29 DEGREES 07 MINUTES 02 SECONDS EAST, 984.93 FEET TO THE NORTHWESTERLY LINE OF JEFFERSON BOULEVARD, FORMERLY PLAYA STREET; THENCE ALONG JEFFERSON BOULEVARD (AND BEING THE SOUTHERLY LINE OF THE 26.30833 ACRE TRACT OF LAND ALLOTTED TO JOSE DE LA LUZ MACHADO BY SAID FINAL DECREE OF PARTITION) SOUTH 61 DEGREES 20 MINUTES 38 SECONDS WEST, TO THE SOUTHEASTERLY LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED IN BOOK 3805 PAGE 107 OF DEEDS, RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE TO THE CENTER LINE OF PLAYA STREET, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY ON APRIL 10, 1905; THENCE ALONG SAID CENTER LINE OF PLAYA STREET, AS VACATED, SOUTH 61 DEGREES 20 MINUTES 00 SECONDS WEST, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID 380 FOOT STRIP OF LAND, AS DESCRIBED IN SAID DEED RECORDED IN BOOK 16355 PAGE 127, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND, 15 FEET WIDE, AS DESCRIBED IN BOOK 4821 PAGE 11, OFFICIAL RECORDS OF SAID COUNTY.

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE STRIP OF LAND CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 4049 PAGE 265 OF DEEDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND, IF ANY, INCLUDED WITHIN A PARCEL OF LAND DESIGNATED AS PARCEL 1-44 IN LIS PENDENS RECORDED JANUARY 13, 1970 AS INSTRUMENT NO. 1564, IN BOOK M-3387 PAGE 860, OFFICIAL RECORDS.

ALSO EXCEPT THOSE PORTIONS OF SAID LAND DESIGNATED AS PARCELS 9-18 AND 9-19 IN FINAL ORDER OF CONDEMNATION RECORDED APRIL 22, 1977 AS INSTRUMENT NO. 77-413488, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION LYING EASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF JEFFERSON BOULEVARD, 100 FOOT WIDE, DISTANT THEREON SOUTH 61° 14' 57" WEST 2,217.38 FEET FROM THE SOUTHERLY TERMINUS OF THE LINE SHOWN AS SOUTH 42° 40' 40" WEST, 65.51 FEET OF THE LAND DESIGNATED AS PARCEL 2B IN LIS PENDENS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 5086, IN BOOK M-1969 PAGE 549, OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 957.00 FEET; THENCE WESTERLY 569.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 05' 44" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 32.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 53' 53" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 850.00 FEET; THENCE NORTHERLY 259.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 29' 37"; THENCE NORTH 10° 15' 03" WEST 284.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY 55.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 16' 25" TO THE NON-TANGENT SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16355 PAGE 127, OF OFFICIAL RECORDS, SAID LINE ALSO BEING THE WESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN BOOK 16382 PAGE 191, OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED LAND ALL THE MINERAL RIGHTS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS RESERVED BY THE UNITED

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

STATES OF AMERICA, BY DECREE ENTERED FEBRUARY 15, 1948 IN THE UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF CALIFORNIA, CENTRAL DIVISION, CASE NO. 2454-B CIVIL, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 AS INSTRUMENT NO. 342, IN BOOK 29672 PAGE 52, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FROM THAT PORTION OF SAID PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PLAYA STREET, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY ON APRIL 10, 1905, WITH THE CENTER LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO LOS ANGELES PACIFIC COMPANY, RECORDED IN BOOK 3805 PAGE 107 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG CENTER LINE OF PLAYA STREET, AS VACATED, SOUTH 51 DEGREES 20 MINUTES WEST, 1890 FEET; THENCE NORTH 28 DEGREES 40 MINUTES WEST, 280 FEET; THENCE NORTH 61 DEGREES 20 MINUTES, EAST, 2290 FEET; THENCE SOUTH 28 DEGREES 40 MINUTES EAST, 280 FEET, MORE OR LESS, TO THE CENTER LINE OF JEFFERSON BOULEVARD, (FORMERLY PLAYA STREET); THENCE SOUTH 61 DEGREES 20 MINUTES WEST, ALONG SAID CENTER LINE OF JEFFERSON BOULEVARD, 400 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF PARCEL 7, AS DESCRIBED IN THE DECLARATION OF TAKING, RECORDED NOVEMBER 4, 1942 IN BOOK 19608 PAGE 346, OFFICIAL RECORDS, ALL THE MINERAL RIGHTS AND ESTATE IN SAID LAND; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS EXCEPTED AND RESERVED TO THE UNITED STATES OF AMERICA, IN DECREE REVESTING TITLE ENTERED FEBRUARY 15, 1949 IN ACTION NO. 2454-B, CIVIL, UNITED STATES DISTRICT COURT, CENTRAL DIVISION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 IN BOOK 29672 PAGE 52, OFFICIAL RECORDS.

PARCEL IV:

PARCEL 6: (QUAD III) (4211-16-7 & 8 AND 4211-15-8 & 9)

THOSE PORTIONS OF RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA INCLUDED WITHIN THE LINES OF LA BALLONA FLOOD CONTROL CHANNEL 380 FEET WIDE, AS CONDEMNED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, BY FINAL DECREE OF CONDEMNATION, RECORDED AS INSTRUMENT NO. 984 ON FEBRUARY 10, 1939 IN BOOK 16382 PAGE 191, OFFICIAL RECORDS, LYING EASTERLY OF LAND DESCRIBED IN DEED TO UNION OIL COMPANY, RECORDED AS INSTRUMENT NO. 5 ON MAY 29, 1945 IN BOOK 22063 PAGE 4 OF

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

OFFICIAL RECORDS, AND WESTERLY OF THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO STATE OF CALIFORNIA, (KNOWN AS LINCOLN BOULEVARD), AND RECORDED IN BOOK 11065 PAGE 312, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, AS DESCRIBED IN THE DEED FROM DEL REY COMPANY, A CORPORATION, TO PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION, AND RECORDED JANUARY 19, 1939 IN BOOK 16319 PAGE 244, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL MINERALS, ORES, GAS, OIL AND HYDROCARBON SUBSTANCES LYING UNDER OR CONTAINED THEREIN, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, MINE AND REMOVE ANY OF SAID MINERALS, ORES, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES WITH RIGHT OF WAY NECESSARY AND CONVENIENT FOR PURPOSES OF EXPLORING FOR, MINING, OR REMOVING ANY OF SAID MINERALS, ORES, OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS CONVEYED BY VARIOUS DEEDS OF RECORD, AMONG THEM BEING ONE RECORDED IN BOOK 16278 PAGE 385 OFFICIAL RECORDS.

**PARCEL V:**

**PARCEL 7: (QUAD III) (4114-1-16, 17, 18, 19, 20) AREA B**

LOTS 11, 12, 15, 16 AND 17 IN BLOCK 11 OF TRACT NO. 9809, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 145 PAGES 91 TO 96 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL THE MINERAL RIGHTS AND ESTATE IN SAID LAND; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS EXCEPTED AND RESERVED TO THE UNITED STATES OF AMERICA, IN DECREE REVESTING TITLE ENTERED FEBRUARY 15, 1949 IN ACTION NO. 2454-B, CIVIL, UNITED STATES DISTRICT COURT, CENTRAL DIVISION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 IN BOOK 29672 PAGE 52, OFFICIAL RECORDS.

**PARCEL VI:**

**PARCEL 8: (QUAD III) (4114-2-1, 2, 3, 4, 5, 6, 7, 8) AREA B**

LOTS 1 TO 8 INCLUSIVE OF BLOCK 10 OF TRACT NO. 9167, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 172 PAGES 46 ET

EXHIBIT A-3 (CONTINUED)

(Legal Description)

SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL THE MINERAL RIGHTS AND ESTATE IN SAID LAND; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE SUBSURFACE OIL AND GAS FORMATIONS FOR INJECTING, STORING AND WITHDRAWING NATURAL GAS THEREIN AND THEREFROM AND FOR REPRESSURING THE SAME, EXCLUDING HOWEVER, THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND FOR ANY OF SAID PURPOSES, AS EXCEPTED AND RESERVED TO THE UNITED STATES OF AMERICA, IN DECREE REVESTING TITLE ENTERED FEBRUARY 15, 1949 IN ACTION NO. 2454-B, CIVIL, UNITED STATES DISTRICT COURT, CENTRAL DIVISION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 25, 1949 IN BOOK 29672 PAGE 52, OFFICIAL RECORDS.

PARCEL VII:

PARCEL 9: (QUAD III) (4114-2-9, 10, 11, 12, 13) AREA B

LOTS 9 TO 13 INCLUSIVE IN BLOCK 10 OF TRACT NO. 9167, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 172 PAGES 46 TO 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ONE-HALF OF ALL RIGHTS, TITLE AND INTEREST IN AND TO ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT ANY RIGHT OF ENTRY THEREON, AS RESERVED BY ELLEN MINDRUP GENTRY IN DEED RECORDED NOVEMBER 15, 1946 IN BOOK 23926 PAGE 182, OFFICIAL RECORDS.

ALSO EXCEPTING THE RESERVATION AS RECITED IN THE DEED FROM THE BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, A CORPORATION, RECORDED NOVEMBER 28, 1949 IN BOOK 31573 PAGE 374, OFFICIAL RECORDS, AS FOLLOWS:

"EXCEPTING AND RESERVING THEREFROM ONE-HALF OF ALL RIGHT, TITLE AND INTEREST IN AND TO ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT ANY RIGHT OF ENTRY THEREON."

PARCEL VIII:

PORTION PARCEL 11: (QUAD IV) AREA D

THAT PORTION OF RANCHO LA BALLONA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN THE LINES OF LA BALLONA FLOOD CONTROL CHANNEL 380 FEET WIDE, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION, RECORDED FEBRUARY 10, 1939 IN BOOK 16382 PAGE 191, OF OFFICIAL RECORDS, WHICH LIES BETWEEN THE SOUTHWESTERLY LINE OF INGLEWOOD DIVISION OF LOS ANGELES

**EXHIBIT A-3 (CONTINUED)**

**(Legal Description)**

PACIFIC COMPANY (NOW PACIFIC ELECTRIC RAILWAY COMPANY) RIGHT OF WAY, AS DESCRIBED IN DEED TO SAID COMPANY, RECORDED IN BOOK 4581 PAGE 147 OF DEEDS AND THE NORTHEASTERLY LINE OF ROOSEVELT HIGHWAY, AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11065 PAGE 312, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION WITHIN TRACT NO. 49104-03 IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1240 PAGE 26 TO 32 INCLUSIVE OF MAPS, IN THE SAID OFFICE OF THE COUNTY